

# PROPERTY FORECLOSURES IN MARYLAND THIRD QUARTER 2011



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# **PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2011**

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# **PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2011**

## **EXECUTIVE SUMMARY**

RealtyTrac reported a total of 610,337 property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the third quarter of 2011, up 0.3 percent above the previous quarter but down 34.4 percent below the third quarter of 2010 (Exhibit 1). One in every 213 U.S. households received a foreclosure filing during the quarter, nearly unchanged from the foreclosure rate of 214 recorded in the previous quarter. U.S. properties that were foreclosed in the third quarter took an average of 336 days to complete the foreclosure process, up from 318 days in the second quarter and the highest number of days since the first quarter of 2007. For properties that were sold through a short sale during the third quarter, the average number of foreclosure completion days was 318, while the lender owned properties that were sold in the third quarter took an average of 193 days to sell after being repossessed, up from 178 days in the second quarter.

Property foreclosures in Maryland declined by 27.9 percent in the third quarter to 3,251 events, representing the fifth consecutive quarterly decline and the lowest quarterly filings since the first quarter of 2007. Compared to the previous quarter, foreclosures were down in 29 states (including the District of Columbia) with Maryland recording the 4<sup>th</sup> largest quarterly decline nationwide. The declining trend in foreclosures is due to the delays in processing caused by the robo-signing controversy and documentation problems as well as the State foreclosure mediation law that went into effect as of July of last year. However, Maryland foreclosures were up substantially in September, increasing by 31.1 percent above the August filings. The significant monthly increase in foreclosures along with the growing number of default notices during the past two months might be an indication that lenders are starting to speed up the foreclosure process. As a result, foreclosure sales and bank repossessions may increase in the coming months as these new foreclosures make their way through the foreclosure process.

Compared to last year, property foreclosures declined in 47 states and the District of Columbia with Maryland recording the 4<sup>th</sup> largest annual rate of decline of 76.9 percent. The State's overall foreclosure rate continued to improve, reaching 720 households per foreclosure in the current quarter, compared with 519 in the previous quarter. The State's national ranking in foreclosure rate improved significantly to the 41<sup>st</sup> highest in the third quarter, compared with the 35<sup>th</sup> highest in the previous quarter. The third quarter foreclosure concentration rate in Maryland was 238.2 percent below the national average rate.

Maryland properties that were foreclosed in the third quarter recorded an average of 594 days to complete the foreclosure process, up from 536 days in the previous quarter and the highest number of days since the first quarter of 2007. With the exception of the District of Columbia, North Dakota, South Dakota, Vermont, West Virginia, and Wyoming for which data were not available, Maryland recorded the 4<sup>th</sup> highest number of days to foreclose in the nation during the third quarter of 2011. New York's foreclosure process took an average of 986 days to complete, the longest, while Texas registered the shortest average foreclosure process of 86 days.

The number of new foreclosure filings (notices of default) in Maryland declined by 20.1 percent below the previous quarter to 1,299 notices, the second lowest quarterly figure since the second quarter of 2007. Notices of default were down 65.4 percent below last year (Exhibit 2). Share of default notices in all foreclosure events increased from 36.1 percent in the previous quarter to 40.0 percent in the current quarter, the highest share since the 4<sup>th</sup> quarter of 2009. The number of foreclosure sales in Maryland declined by 11.1 percent below the previous quarter to 1,068 filings, down 86.1 percent below last year. Share of foreclosure sales in all foreclosure activity increased from 26.6 percent in the previous quarter to 32.9 percent in the third quarter. Lender purchases in the third quarter, accounting for 27.2 percent of all foreclosure activity, declined by 47.4 percent from the previous quarter to 884 events, the lowest quarterly figure since the second quarter of 2008. Lender purchases were down 66.9 percent below last year.

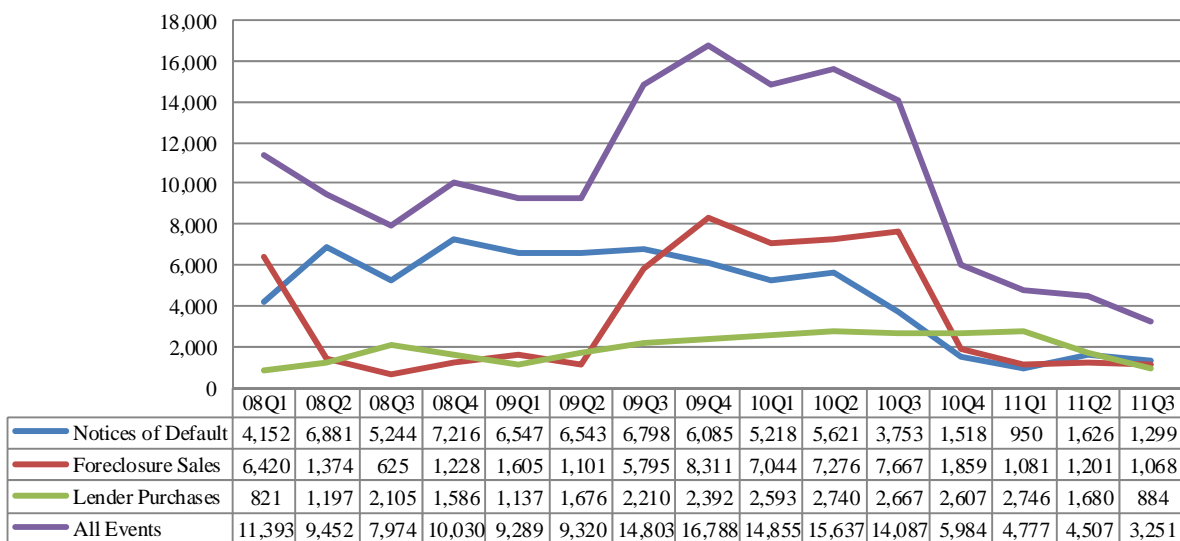
The third quarter foreclosure filings declined in all Maryland jurisdictions except in Allegany County and Baltimore City. Over 27 percent of all foreclosures statewide (or 892 filings) occurred in Prince George's County, by far the largest share among all Maryland jurisdictions. However, foreclosure activity in Prince George's County was 40.5 percent below the previous quarter and 78.3 percent below last year (Exhibit 3). Baltimore City with 507 foreclosure filings (15.6 percent of the total) had the second highest number of foreclosures in Maryland. The City's foreclosure activity increased by 3.8 percent above the previous quarter but was down 72.9 percent below last year. Baltimore County had the third largest number of foreclosures in the third quarter (437 filings), accounting for 13.4 percent of the total. Montgomery County reported a total of 349 foreclosure filings (the fourth highest statewide), representing a decline of 25.9 percent below the previous quarter and down 75.6 percent below last year. Anne Arundel County with 239 foreclosures and Frederick County with 142 foreclosures rounded up the fifth and the sixth top foreclosure jurisdictions in Maryland. Together, these six jurisdictions represented 78.9 percent of all foreclosure activity statewide.

**EXHIBIT 1. FORECLOSURES IN MARYLAND AND U.S.  
THIRD QUARTER 2011**

| Indicator             | Notices of Default | Notices of Sales | Lender Purchases | Total   |
|-----------------------|--------------------|------------------|------------------|---------|
| <i>Maryland</i>       |                    |                  |                  |         |
| Number of Events      | 1,299              | 1,068            | 884              | 3,251   |
| Change (Last Quarter) | -20.1%             | -11.1%           | -47.4%           | -27.9%  |
| Change (Last Year)    | -65.4%             | -86.1%           | -66.9%           | -76.9%  |
| <i>U.S.</i>           |                    |                  |                  |         |
| Number of Events      | 195,878            | 217,929          | 196,530          | 610,337 |
| Change (Last Quarter) | 13.6%              | -6.1%            | -3.6%            | 0.3%    |
| Change (Last Year)    | -27.4%             | -41.5%           | -31.8%           | -34.4%  |

Source: RealtyTrac

**EXHIBIT 2. FORECLOSURE ACTIVITY IN MARYLAND 2008 Q1-2011 Q3**



Source: RealtyTrac

**EXHIBIT 3. PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS  
THIRD QUARTER 2011**

| Jurisdiction    | Notices of Default | Notices of Sales | Lender Purchases (REO) | Total        |               |               |               |
|-----------------|--------------------|------------------|------------------------|--------------|---------------|---------------|---------------|
|                 |                    |                  |                        | Number       | County Share  | % Change from |               |
|                 |                    |                  |                        |              |               | 2011Q2        | 2010 Q3       |
| Allegany        | 12                 | 2                | 3                      | 16           | 0.5%          | 31.7%         | -62.9%        |
| Anne Arundel    | 79                 | 78               | 82                     | 239          | 7.4%          | -31.3%        | -76.7%        |
| Baltimore       | 147                | 172              | 117                    | 437          | 13.4%         | -13.9%        | -72.1%        |
| Baltimore City  | 175                | 212              | 120                    | 507          | 15.6%         | 3.8%          | -72.9%        |
| Calvert         | 22                 | 3                | 8                      | 34           | 1.0%          | -16.0%        | -85.3%        |
| Caroline        | 3                  | 0                | 6                      | 8            | 0.3%          | -66.9%        | -91.5%        |
| Carroll         | 32                 | 9                | 17                     | 57           | 1.8%          | -16.7%        | -77.7%        |
| Cecil           | 10                 | 5                | 6                      | 21           | 0.6%          | -32.3%        | -89.6%        |
| Charles         | 40                 | 44               | 20                     | 104          | 3.2%          | -24.9%        | -78.8%        |
| Dorchester      | 7                  | 6                | 5                      | 18           | 0.6%          | -40.9%        | -78.5%        |
| Frederick       | 75                 | 41               | 25                     | 142          | 4.4%          | -32.7%        | -78.7%        |
| Garrett         | 1                  | 0                | 1                      | 3            | 0.1%          | -67.5%        | -93.3%        |
| Harford         | 52                 | 36               | 18                     | 106          | 3.3%          | -20.5%        | -79.2%        |
| Howard          | 38                 | 40               | 32                     | 109          | 3.4%          | -17.7%        | -74.6%        |
| Kent            | 2                  | 1                | 5                      | 8            | 0.2%          | -33.0%        | -76.7%        |
| Montgomery      | 163                | 93               | 93                     | 349          | 10.7%         | -25.9%        | -75.6%        |
| Prince George's | 323                | 306              | 263                    | 892          | 27.4%         | -40.5%        | -78.3%        |
| Queen Anne's    | 28                 | 0                | 4                      | 32           | 1.0%          | -4.7%         | -71.4%        |
| Somerset        | 0                  | 0                | 7                      | 7            | 0.2%          | -48.9%        | -83.4%        |
| St. Mary's      | 21                 | 11               | 9                      | 41           | 1.2%          | -2.0%         | -79.4%        |
| Talbot          | 5                  | 2                | 5                      | 12           | 0.4%          | -66.0%        | -81.9%        |
| Washington      | 45                 | 5                | 19                     | 69           | 2.1%          | -48.6%        | -79.3%        |
| Wicomico        | 7                  | 1                | 10                     | 18           | 0.6%          | -47.1%        | -81.0%        |
| Worcester       | 12                 | 0                | 8                      | 20           | 0.6%          | -62.0%        | -85.4%        |
| <b>Maryland</b> | <b>1,299</b>       | <b>1,068</b>     | <b>884</b>             | <b>3,251</b> | <b>100.0%</b> | <b>-27.9%</b> | <b>-76.9%</b> |

Source: RealtyTrac

# **PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2011**

## **INTRODUCTION**

RealtyTrac reported a total of 610,337 property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the third quarter of 2011, up 0.3 percent above the previous quarter but down 34.4 percent below the third quarter of 2010. One in every 213 U.S. households received a foreclosure filing during the quarter, almost unchanged from the foreclosure rate of 214 recorded in the previous quarter. U.S. properties that were foreclosed in the third quarter took an average of 336 days to complete the foreclosure process, up from 318 days in the second quarter and the highest number of days since the first quarter of 2007. For properties that were sold through a short sale during the third quarter, the average number of days to complete the foreclosure process was 318, while the lender owned properties that were sold in the third quarter took an average of 193 days to sell after being repossessed, up from 178 days in the second quarter.

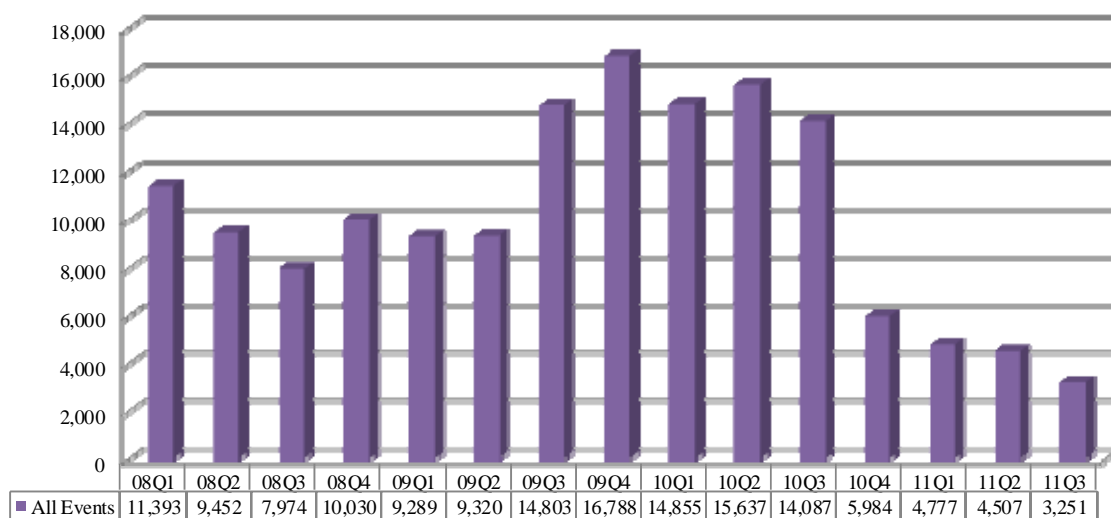
Property foreclosures in Maryland declined by 27.9 percent in the third quarter to 3,251 events, representing the fifth consecutive quarterly decline and the lowest quarterly filings since the first quarter of 2007 (Chart 1). Compared to the previous quarter, foreclosures were down in 29 states (including the District of Columbia) with Maryland recording the 4<sup>th</sup> largest quarterly decline nationwide. The declining trend in foreclosures is due to the delays in processing caused by the robo-signing controversy and documentation problems as well as the State foreclosure mediation law that went into effect as of July of last year. However, Maryland foreclosures were up substantially in September, increasing by 31.1 percent above the August filings. The significant monthly increase in foreclosures along with the growing number of default notices during the past two months might be an indication that lenders are starting to speed up the foreclosure process. As a result, foreclosure sales and bank repossessions may increase in the coming months as these new foreclosures make their way through the foreclosure process.

Compared to last year, property foreclosures declined in 47 states and the District of Columbia with Maryland recording the 4<sup>th</sup> largest annual rate of decline of 76.9 percent. The State's overall foreclosure rate continued to improve, reaching 720 households per foreclosure in the current quarter, compared with 519 in the previous quarter. The State's national ranking in foreclosure rate improved significantly to the 41<sup>st</sup> highest in the third quarter, compared with the 35<sup>th</sup> highest in the previous quarter. The third quarter foreclosure concentration rate in Maryland was 238.2 percent below the national average rate. Regionally, the District of Columbia with 3,802 housing units per filing and West Virginia with 3,147 recorded the third and the fourth lowest foreclosure concentration rates in the nation, respectively. With the exception of these two jurisdictions, Maryland recorded the second highest number of housing units per foreclosure, or the second lowest foreclosure concentration rate, among the neighboring states (Chart 2).

Maryland properties that were foreclosed in the third quarter recorded an average of 594 days to complete the foreclosure process, up from 536 days in the previous quarter and the highest number of days since the first quarter of 2007. With the exception of the District of Columbia, North Dakota, South Dakota, Vermont, West Virginia, and Wyoming for which data were not available, Maryland recorded the 4<sup>th</sup> highest number of days to foreclose in the nation during the third quarter of 2011. New York's foreclosure process took an average of 986 days to complete, the longest, while Texas registered the shortest average foreclosure process of 86 days.

The number of new foreclosure filings (notices of default) in Maryland declined by 20.1 percent below the previous quarter to 1,299 notices, the second lowest quarterly figure since the second quarter of 2007. Notices of default were down 65.4 percent below last year. Share of default notices in all foreclosure events increased from 36.1 percent in the previous quarter to 40.0 percent in the current quarter, the highest share since the 4<sup>th</sup> quarter of 2009 (Chart 3). The number of foreclosure sales in Maryland declined by 11.1 percent below the previous quarter to 1,068 filings, down 86.1 percent below last year. Share of foreclosure sales in all foreclosure activity increased from 26.6 percent in the previous quarter to 32.9 percent in the third quarter. Lender purchases in the third quarter, accounting for 27.2 percent of all foreclosure activity, declined by 47.4 percent from the previous quarter to 884 events, the lowest quarterly figure since the second quarter of 2008. Lender purchases were down 66.9 percent below last year.

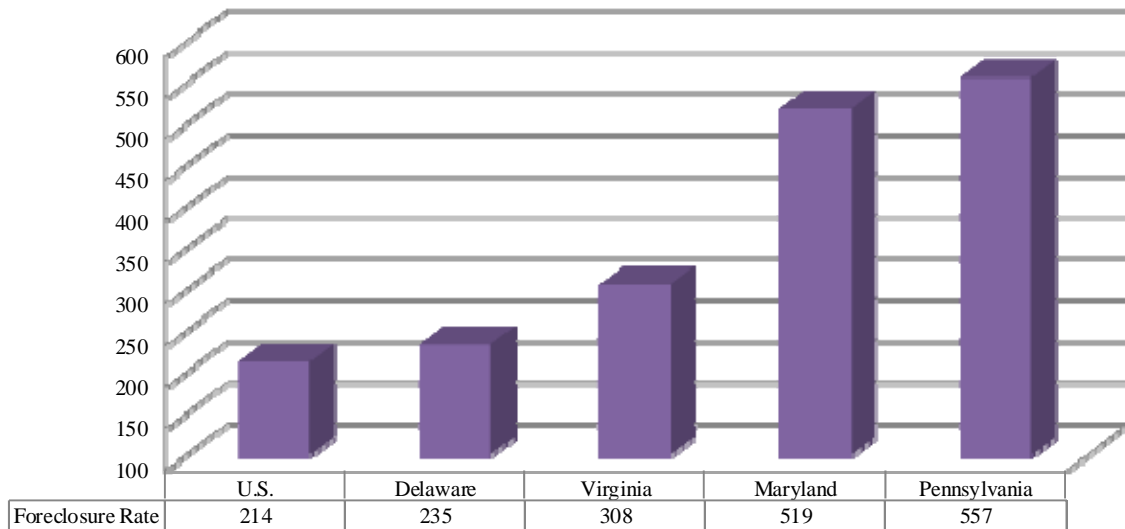
**CHART 1**  
**TOTAL FORECLOSURE ACTIVITY IN MARYLAND**



Source: RealtyTrac

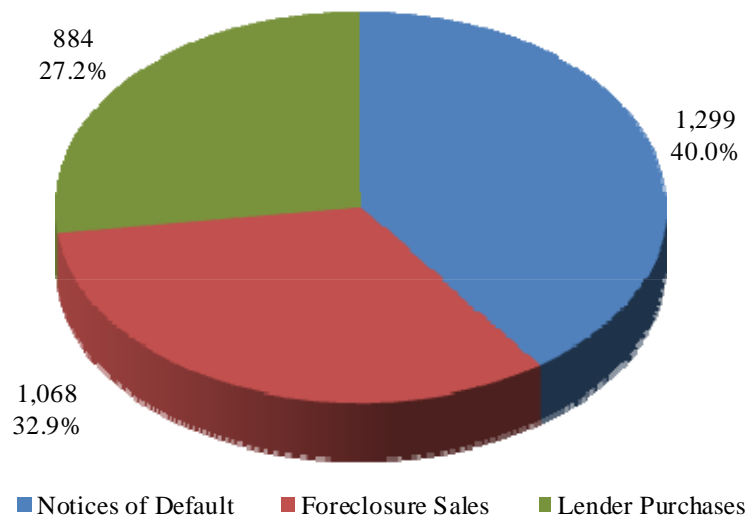


**CHART 2**  
**FORECLOSURE RATES IN THE REGION**  
**NUMBER OF HOUSING UNITS PER FORECLOSURE**  
**THIRD QUARTER 2011**



*Source: RealtyTrac*

**CHART 3**  
**DISTRIBUTION OF FORECLOSURE EVENTS IN MARYLAND**  
**THIRD QUARTER 2011**



*Source: RealtyTrac*

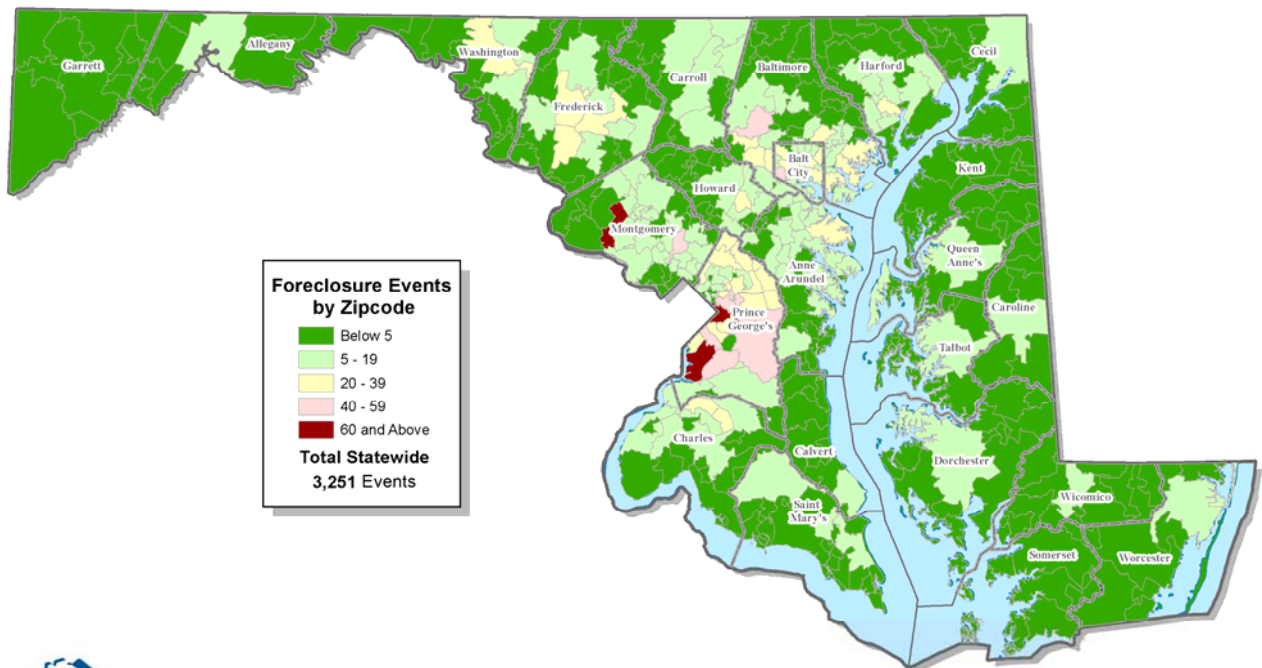
The third quarter foreclosure filings declined in all Maryland jurisdictions except in Allegany County and Baltimore City. Over 27.0 percent of all foreclosures statewide (or 892 filings) occurred in Prince George's County, by far the largest share among all Maryland jurisdictions. However, foreclosure activity in Prince George's County was 40.5 percent below the previous quarter and 78.3 percent below last year (Table 1). Baltimore City with 507 foreclosure filings (15.6 percent of the total) had the second highest number of foreclosures in Maryland. The City's foreclosure activity increased by 3.8 percent above the previous quarter but was down 72.9 percent below last year. Baltimore County had the third largest number of foreclosures in the third quarter (437 filings), accounting for 13.4 percent of the total. Montgomery County reported a total of 349 foreclosure filings (the fourth highest statewide), representing a decline of 25.9 percent below the previous quarter and down 75.6 percent below last year. Anne Arundel County with 239 foreclosures and Frederick County with 142 foreclosures rounded up the fifth and the sixth top foreclosure jurisdictions in Maryland. Together, these six jurisdictions represented 78.9 percent of all foreclosure activity statewide.

**Table 1. Property Foreclosure Events in Maryland Jurisdictions  
Third Quarter 2011**

| Jurisdiction    | Notices of Default | Notices of Sales | Lender Purchases (REO) | Total        |               |               |               |
|-----------------|--------------------|------------------|------------------------|--------------|---------------|---------------|---------------|
|                 |                    |                  |                        | Number       | County Share  | % Change from |               |
|                 |                    |                  |                        |              |               | 2011Q2        | 2010 Q3       |
| Allegany        | 12                 | 2                | 3                      | 16           | 0.5%          | 31.7%         | -62.9%        |
| Anne Arundel    | 79                 | 78               | 82                     | 239          | 7.4%          | -31.3%        | -76.7%        |
| Baltimore       | 147                | 172              | 117                    | 437          | 13.4%         | -13.9%        | -72.1%        |
| Baltimore City  | 175                | 212              | 120                    | 507          | 15.6%         | 3.8%          | -72.9%        |
| Calvert         | 22                 | 3                | 8                      | 34           | 1.0%          | -16.0%        | -85.3%        |
| Caroline        | 3                  | 0                | 6                      | 8            | 0.3%          | -66.9%        | -91.5%        |
| Carroll         | 32                 | 9                | 17                     | 57           | 1.8%          | -16.7%        | -77.7%        |
| Cecil           | 10                 | 5                | 6                      | 21           | 0.6%          | -32.3%        | -89.6%        |
| Charles         | 40                 | 44               | 20                     | 104          | 3.2%          | -24.9%        | -78.8%        |
| Dorchester      | 7                  | 6                | 5                      | 18           | 0.6%          | -40.9%        | -78.5%        |
| Frederick       | 75                 | 41               | 25                     | 142          | 4.4%          | -32.7%        | -78.7%        |
| Garrett         | 1                  | 0                | 1                      | 3            | 0.1%          | -67.5%        | -93.3%        |
| Harford         | 52                 | 36               | 18                     | 106          | 3.3%          | -20.5%        | -79.2%        |
| Howard          | 38                 | 40               | 32                     | 109          | 3.4%          | -17.7%        | -74.6%        |
| Kent            | 2                  | 1                | 5                      | 8            | 0.2%          | -33.0%        | -76.7%        |
| Montgomery      | 163                | 93               | 93                     | 349          | 10.7%         | -25.9%        | -75.6%        |
| Prince George's | 323                | 306              | 263                    | 892          | 27.4%         | -40.5%        | -78.3%        |
| Queen Anne's    | 28                 | 0                | 4                      | 32           | 1.0%          | -4.7%         | -71.4%        |
| Somerset        | 0                  | 0                | 7                      | 7            | 0.2%          | -48.9%        | -83.4%        |
| St. Mary's      | 21                 | 11               | 9                      | 41           | 1.2%          | -2.0%         | -79.4%        |
| Talbot          | 5                  | 2                | 5                      | 12           | 0.4%          | -66.0%        | -81.9%        |
| Washington      | 45                 | 5                | 19                     | 69           | 2.1%          | -48.6%        | -79.3%        |
| Wicomico        | 7                  | 1                | 10                     | 18           | 0.6%          | -47.1%        | -81.0%        |
| Worcester       | 12                 | 0                | 8                      | 20           | 0.6%          | -62.0%        | -85.4%        |
| <b>Maryland</b> | <b>1,299</b>       | <b>1,068</b>     | <b>884</b>             | <b>3,251</b> | <b>100.0%</b> | <b>-27.9%</b> | <b>-76.9%</b> |

Source: RealtyTrac

# MAP 1 DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2011



Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor  
Raymond A. Skinner, Secretary  
Clarence J. Snuggs, Deputy Secretary

Data Source: RealtyTrac.com

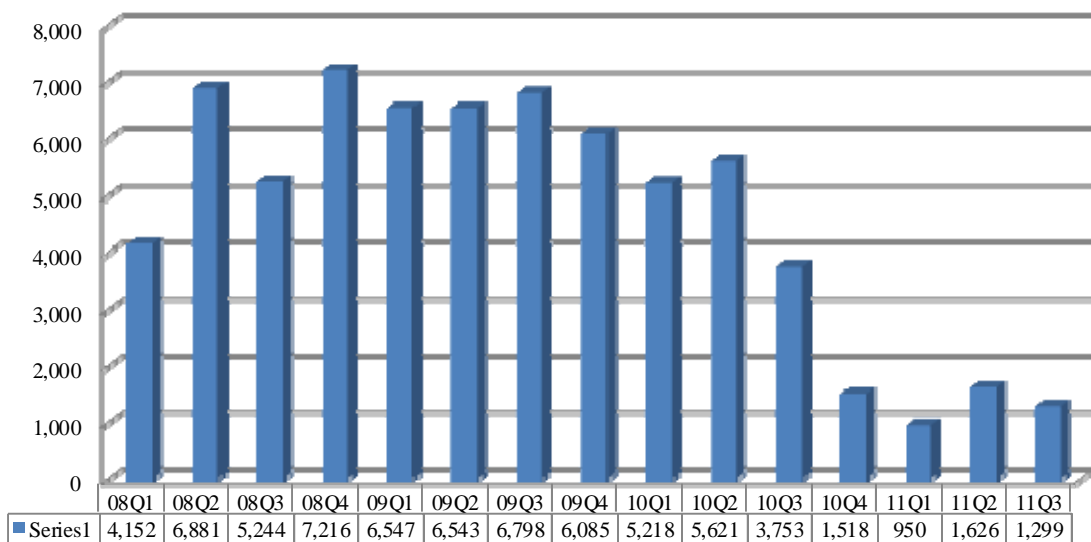
pub. date: 10/12/2011

## NOTICES OF MORTGAGE LOAN DEFAULT

A total of 1,299 default notices, or new foreclosures, were issued in the third quarter of 2011, compared with 1,626 notices issued in the previous quarter and 3,753 notices issued last year, the second lowest recorded quarterly figure since the second quarter of 2007 (Chart 4). Notices of default declined by 20.1 percent below the previous quarter and were down 65.4 percent below last year. Notices of default accounted for 40.0 percent of all foreclosure events in the third quarter of 2011 (Chart 5).

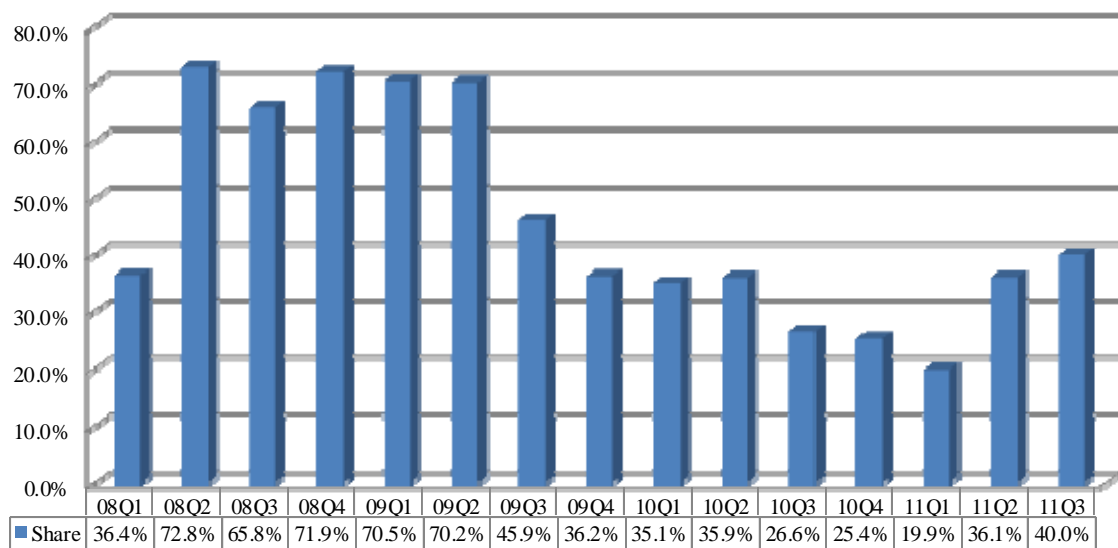
Prince George's County accounted for the largest share of defaults – 24.9 percent of all filings statewide or 323 notices (Table 2). However, the County's default notices declined by 43.1 percent below the previous quarter and were down 73.4 percent below last year. Baltimore City with 175 default notices (13.5 percent of the total) had the second highest number of defaults in Maryland. The City's loan defaults increased by 13.7 percent above the previous quarter but were down 49.2 percent below last year. Montgomery County with 163 default notices, or 12.5 percent of the total, had the third highest number of notices. Default notices in that county increased by 14.8 percent from the previous quarter but were down 65.0 percent below last year. Baltimore County with 147 default notices, or 11.3 percent of the total, had the fourth highest number of notices. Default notices in Baltimore County declined by 1.9 percent below the previous quarter and were down 54.3 percent below last year. Anne Arundel County with 79 default notices, or 6.1 percent of the total, had the fifth highest number of notices. Frederick County with 75 defaults or 5.8 percent of the total and Harford County with 52 defaults or 4.0 percent accounted for the sixth and seventh largest number of default notices in Maryland. Together, these seven jurisdictions represented 78.1 percent of all default notices issued statewide.

**CHART 4**  
**NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN MARYLAND**



Source: RealtyTrac

**CHART 5**  
**SHARE OF MORTGAGE LOAN DEFAULTS**  
**IN ALL MARYLAND FORECLOSURE EVENTS**



*Source: RealtyTrac*

**TABLE 2**  
**NOTICES OF MORTGAGE LOAN DEFAULT**  
**ISSUED IN MARYLAND: THIRD QUARTER 2011**

| Jurisdiction    | 2011 Q3      |               | % Change from |               |
|-----------------|--------------|---------------|---------------|---------------|
|                 | Number       | % of Total    | 2011 Q2       | 2010 Q3       |
| Allegany        | 12           | 0.9%          | 149.3%        | 15.3%         |
| Anne Arundel    | 79           | 6.1%          | -15.3%        | -67.5%        |
| Baltimore       | 147          | 11.3%         | -1.9%         | -54.3%        |
| Baltimore City  | 175          | 13.5%         | 13.7%         | -49.2%        |
| Calvert         | 22           | 1.7%          | -5.6%         | -73.9%        |
| Caroline        | 3            | 0.2%          | -77.9%        | -90.7%        |
| Carroll         | 32           | 2.4%          | 5.9%          | -58.0%        |
| Cecil           | 10           | 0.8%          | -47.4%        | -80.8%        |
| Charles         | 40           | 3.1%          | -1.4%         | -73.2%        |
| Dorchester      | 7            | 0.6%          | 7.2%          | -64.1%        |
| Frederick       | 75           | 5.8%          | -28.6%        | -48.9%        |
| Garrett         | 1            | 0.1%          | -56.4%        | -70.6%        |
| Harford         | 52           | 4.0%          | -17.5%        | -61.1%        |
| Howard          | 38           | 2.9%          | -3.0%         | -68.5%        |
| Kent            | 2            | 0.2%          | -77.6%        | -73.4%        |
| Montgomery      | 163          | 12.5%         | 14.8%         | -65.0%        |
| Prince George's | 323          | 24.9%         | -43.1%        | -73.4%        |
| Queen Anne's    | 28           | 2.2%          | 39.4%         | -14.0%        |
| Somerset        | 0            | 0.0%          | -96.9%        | -97.9%        |
| St. Mary's      | 21           | 1.6%          | 10.1%         | -67.1%        |
| Talbot          | 5            | 0.4%          | -51.2%        | -69.0%        |
| Washington      | 45           | 3.5%          | -43.2%        | -54.5%        |
| Wicomico        | 7            | 0.5%          | -46.9%        | -89.0%        |
| Worcester       | 12           | 0.9%          | -17.6%        | -74.4%        |
| <b>Maryland</b> | <b>1,299</b> | <b>100.0%</b> | <b>-20.1%</b> | <b>-65.4%</b> |

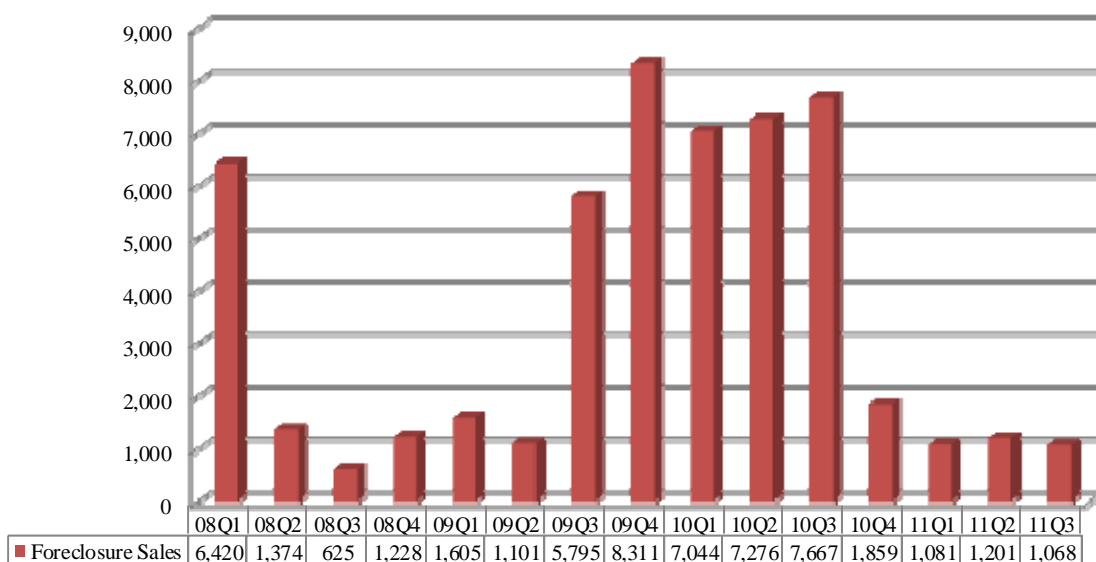
Source: RealtyTrac

## NOTICES OF FORECLOSURE SALES

A total of 1,068 notices of foreclosure sales were issued in Maryland during the third quarter of 2011, compared with 1,201 notices issued in the previous quarter and 7,667 notices issued last year (Chart 6). Maryland foreclosure sales declined by 11.1 percent below the previous quarter and were down 86.1 percent below last year. Foreclosure sales represented 32.9 percent of all foreclosure events in the third quarter, compared with 26.6 percent in the previous quarter and 54.4 percent last year (Chart 7).

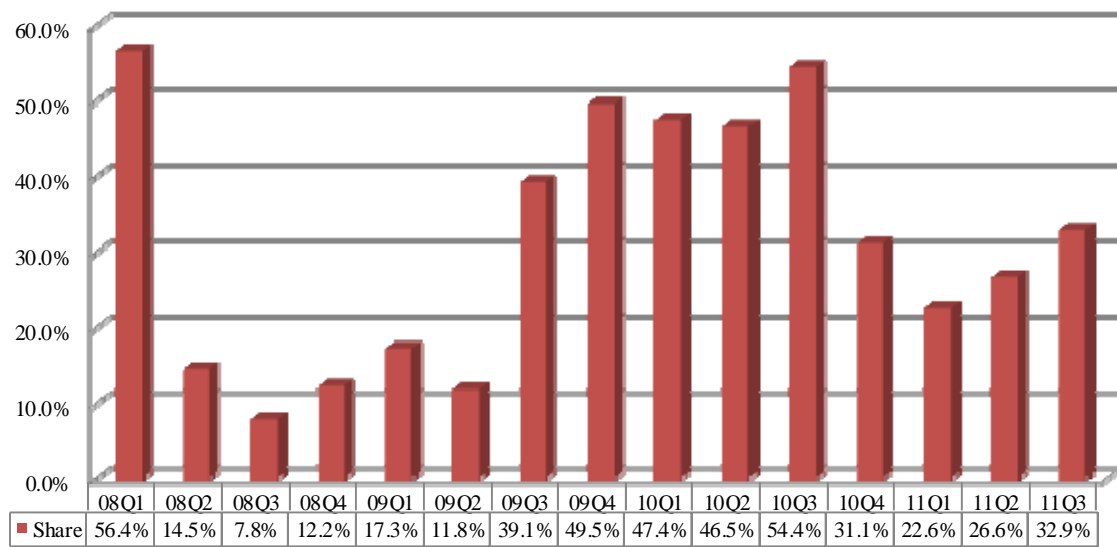
Prince George's County residents received 306 notices of sales in the third quarter, down 15.2 percent below the previous quarter and 85.5 percent below last year. Foreclosure sales in that county accounted for 28.7 percent of all foreclosure sales statewide, the largest share among the State's twenty-four jurisdictions (Table 3). Baltimore City with 212 notices, or 19.8 percent of the total, had the second highest number of foreclosure sales in Maryland. The City's foreclosure sales increased by 31.1 percent above the previous quarter but were down 81.4 percent below last year. Baltimore County with 172 notices, or 16.1 percent of the total, had the third highest number of foreclosure sales. Notices of sales in that county declined by 14.2 percent from the previous quarter and were down 82.1 percent below last year. Montgomery County with 93 notices, or 8.7 percent of the total, had the fourth highest number of foreclosure sales. Notices of sales in that county declined by 19.0 percent below the previous quarter and were down 85.7 percent below last year. Anne Arundel County with 78 notices (or 7.3 percent) and Charles County with 44 notices (or 4.1 percent) represented the fifth and the sixth highest recipients of sales notices in Maryland. Together, these six jurisdictions accounted for 84.7 percent of all notices of sales issued statewide.

**CHART 6**  
**NOTICES OF FORECLOSURE SALES ISSUED IN MARYLAND**



Source: RealtyTrac

**CHART 7**  
**SHARE OF FORECLOSURE SALES**  
**IN ALL MARYLAND FORECLOSURE EVENTS**



Source: RealtyTrac



**TABLE 3**  
**NOTICES OF FORECLOSURE SALES**  
**ISSUED IN MARYLAND: THIRD QUARTER 2011**

| <b>Jurisdiction</b> | <b>2011 Q3</b> |                   | <b>% Change from</b> |                |
|---------------------|----------------|-------------------|----------------------|----------------|
|                     | <b>Number</b>  | <b>% of Total</b> | <b>2011 Q2</b>       | <b>2010 Q3</b> |
| Allegany            | 2              | 0.2%              | -62.9%               | -93.0%         |
| Anne Arundel        | 78             | 7.3%              | -28.3%               | -87.5%         |
| Baltimore           | 172            | 16.1%             | -14.2%               | -82.1%         |
| Baltimore City      | 212            | 19.8%             | 31.1%                | -81.4%         |
| Calvert             | 3              | 0.3%              | -55.4%               | -97.1%         |
| Caroline            | 0              | 0.0%              | -100.0%              | -100.0%        |
| Carroll             | 9              | 0.8%              | -38.9%               | -94.0%         |
| Cecil               | 5              | 0.5%              | 66.7%                | -96.0%         |
| Charles             | 44             | 4.1%              | -12.8%               | -83.3%         |
| Dorchester          | 6              | 0.6%              | 0.0%                 | -86.5%         |
| Frederick           | 41             | 3.9%              | -14.5%               | -88.7%         |
| Garrett             | 0              | 0.0%              | n/a                  | -98.9%         |
| Harford             | 36             | 3.4%              | 12.9%                | -86.7%         |
| Howard              | 40             | 3.7%              | 3.3%                 | -85.1%         |
| Kent                | 1              | 0.1%              | n/a                  | -96.1%         |
| Montgomery          | 93             | 8.7%              | -19.0%               | -85.7%         |
| Prince George's     | 306            | 28.7%             | -15.2%               | -85.5%         |
| Queen Anne's        | 0              | 0.0%              | -93.5%               | -99.6%         |
| Somerset            | 0              | 0.0%              | n/a                  | -100.0%        |
| St. Mary's          | 11             | 1.0%              | 1.5%                 | -89.7%         |
| Talbot              | 2              | 0.2%              | -75.0%               | -94.9%         |
| Washington          | 5              | 0.5%              | -68.1%               | -96.5%         |
| Wicomico            | 1              | 0.1%              | 0.0%                 | n/a            |
| Worcester           | 0              | 0.0%              | -100.0%              | -100.0%        |
| <b>Maryland</b>     | <b>1,068</b>   | <b>100.0%</b>     | <b>-11.1%</b>        | <b>-86.1%</b>  |

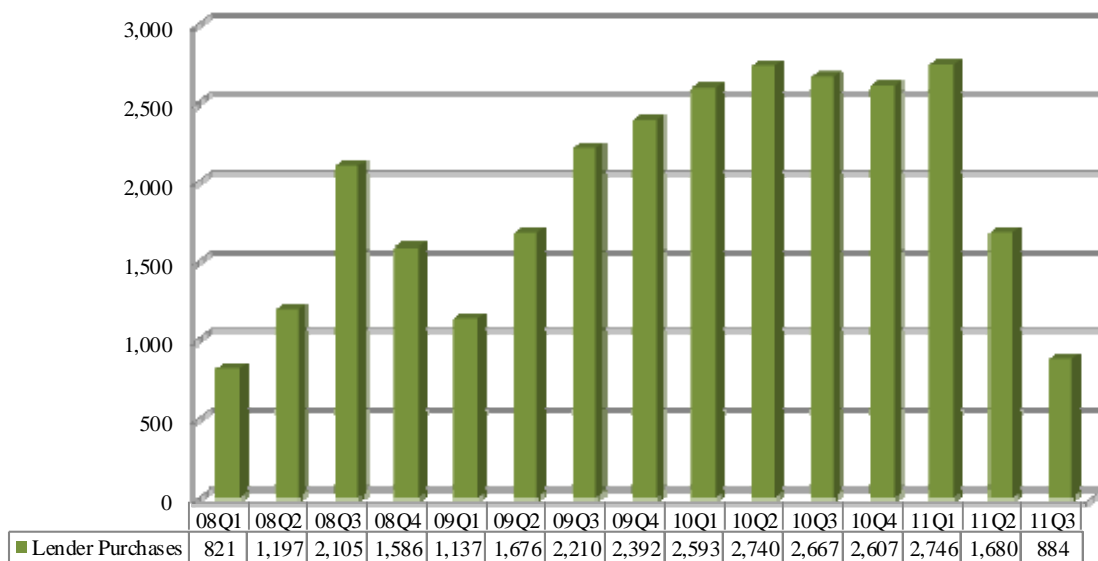
*Source: RealtyTrac*

## LENDER PURCHASES OF FORECLOSED PROPERTIES

Maryland lenders purchased 884 foreclosed properties in the third quarter of 2011 compared with 1,680 purchases in the previous quarter and 2,667 purchases last year. Maryland lender purchases in the current quarter were down 47.4 percent below the previous quarter and down 66.9 percent below last year (Chart 8). Lender purchases represented 27.2 percent of all foreclosure activity in the third quarter, compared with 37.3 percent in the previous quarter and 18.9 percent last year (Chart 9).

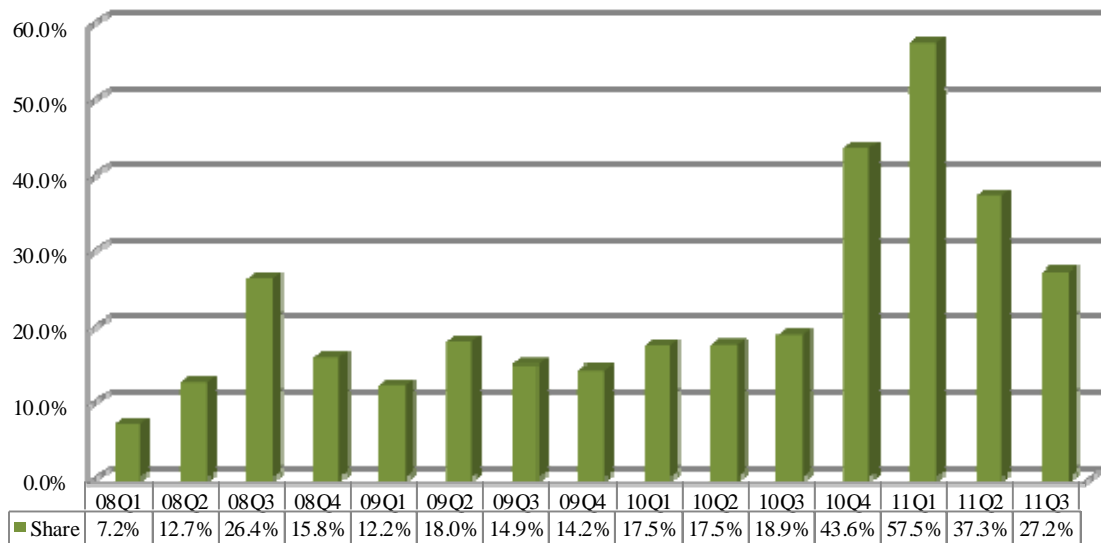
A total of 263 lender purchases occurred in Prince George's County, representing 29.7 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the county declined by 53.9 percent below the previous quarter and were down 66.4 percent below last year. Baltimore City with 120 lender purchases (13.6 percent of the total) had the second highest concentration in Maryland. Lender purchases in the City declined by 30.6 percent below the previous quarter and were down 69.2 percent from last year. Baltimore County with 117 lender purchases (13.2 percent of the total) had the third highest concentration in Maryland. Lender purchases in that county declined by 25.1 percent below the last quarter and were down 58.3 percent below last year. Montgomery County with 93 lender purchases (10.5 percent of the total) had the fourth highest number of purchases, followed by Anne Arundel County with 82 lender purchases (or 9.3 percent) and Howard County with 32 purchases (or 3.6 percent). Together, these six jurisdictions represented 80.0 percent of all lender purchases statewide.

**CHART 8**  
**LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND**



Source: RealtyTrac

**CHART 9**  
**SHARE OF LENDER PURCHASES**  
**IN ALL MARYLAND FORECLOSURE EVENTS**



*Source: RealtyTrac*

**TABLE 4**  
**LENDER PURCHASES OF FORECLOSED PROPERTIES**  
**IN MARYLAND: THIRD QUARTER 2011**

| Jurisdiction    | 2011 Q3    |               | % Change from |               |
|-----------------|------------|---------------|---------------|---------------|
|                 | Number     | % of Total    | 2011 Q2       | 2010 Q3       |
| Allegany        | 3          | 0.3%          | -7.7%         | -70.7%        |
| Anne Arundel    | 82         | 9.3%          | -43.8%        | -47.4%        |
| Baltimore       | 117        | 13.2%         | -25.1%        | -58.3%        |
| Baltimore City  | 120        | 13.6%         | -30.6%        | -69.2%        |
| Calvert         | 8          | 0.9%          | -8.6%         | -65.6%        |
| Caroline        | 6          | 0.7%          | -45.2%        | -41.7%        |
| Carroll         | 17         | 1.9%          | -31.2%        | -48.6%        |
| Cecil           | 6          | 0.7%          | -33.3%        | -76.0%        |
| Charles         | 20         | 2.3%          | -57.8%        | -74.7%        |
| Dorchester      | 5          | 0.6%          | -71.7%        | -75.3%        |
| Frederick       | 25         | 2.8%          | -55.6%        | -83.4%        |
| Garrett         | 1          | 0.1%          | -78.9%        | -78.9%        |
| Harford         | 18         | 2.0%          | -53.2%        | -82.9%        |
| Howard          | 32         | 3.6%          | -42.7%        | -28.0%        |
| Kent            | 5          | 0.6%          | 110.4%        | -32.2%        |
| Montgomery      | 93         | 10.5%         | -56.5%        | -70.1%        |
| Prince George's | 263        | 29.7%         | -53.9%        | -66.4%        |
| Queen Anne's    | 4          | 0.4%          | -60.3%        | -66.5%        |
| Somerset        | 7          | 0.8%          | -13.1%        | -36.8%        |
| St. Mary's      | 9          | 1.0%          | -24.6%        | -66.9%        |
| Talbot          | 5          | 0.6%          | -70.6%        | -54.5%        |
| Washington      | 19         | 2.1%          | -51.5%        | -77.7%        |
| Wicomico        | 10         | 1.2%          | -49.4%        | -68.8%        |
| Worcester       | 8          | 0.9%          | -75.6%        | -84.1%        |
| <b>Maryland</b> | <b>884</b> | <b>100.0%</b> | <b>-47.4%</b> | <b>-66.9%</b> |

Source: RealtyTrac

## FORECLOSURE HOT SPOTS

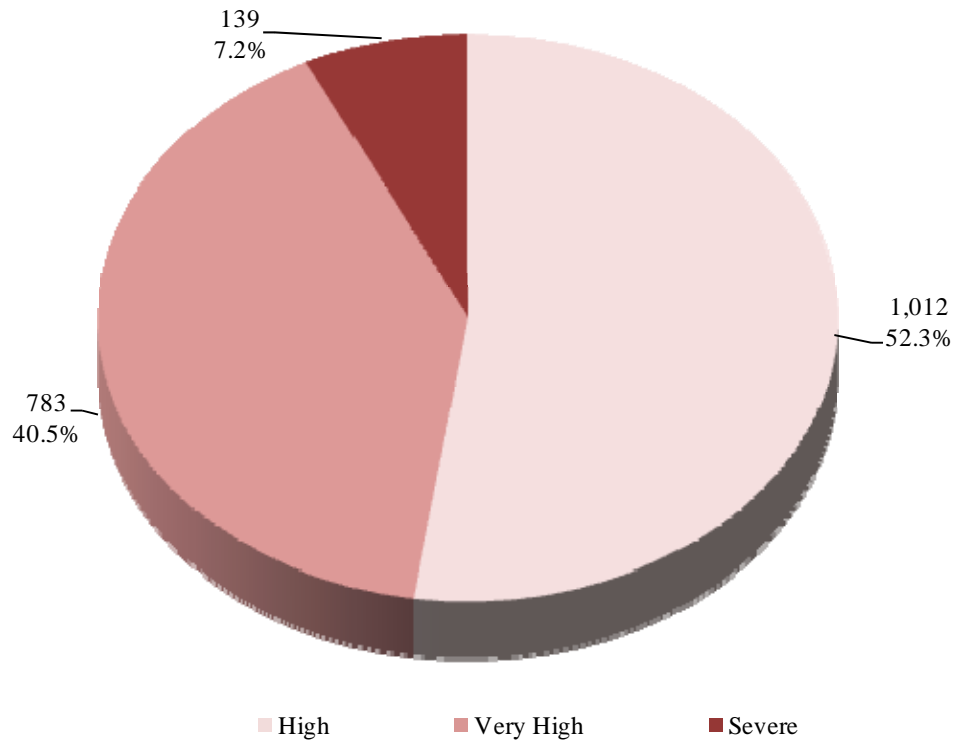
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the current quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. An index of 100 represents the weighted average foreclosure rate of 460 homeowner households per foreclosure in the third quarter of 2011. For example, the Franklin community of Baltimore City (zip code 21223) recorded a total of 40 foreclosure events in the third quarter, resulting in a foreclosure rate of 110 homeowner households per foreclosure and a corresponding foreclosure index of 417. As a result, the foreclosure concentration in Franklin was 317 percent above the state average index of 100. Overall, a total of 1,934 foreclosure events, accounting for 59.5 percent of all foreclosures in the third quarter, occurred in 68 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 256 homeowner households per foreclosure and an average foreclosure index of 179. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 1,012 foreclosures in 41 communities, accounting for 52.3 percent of foreclosures in all *Hot Spots* and 31.1 percent of all foreclosures statewide (Charts 10 and 11). These jurisdictions recorded an average foreclosure rate of 311 and an average foreclosure index of 148.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure problem recorded 783 events in 24 communities, representing 40.5 percent of foreclosures across all *Hot Spots* and 24.1 percent of foreclosures statewide. These communities had an average foreclosure rate of 208 and an average foreclosure index of 222.

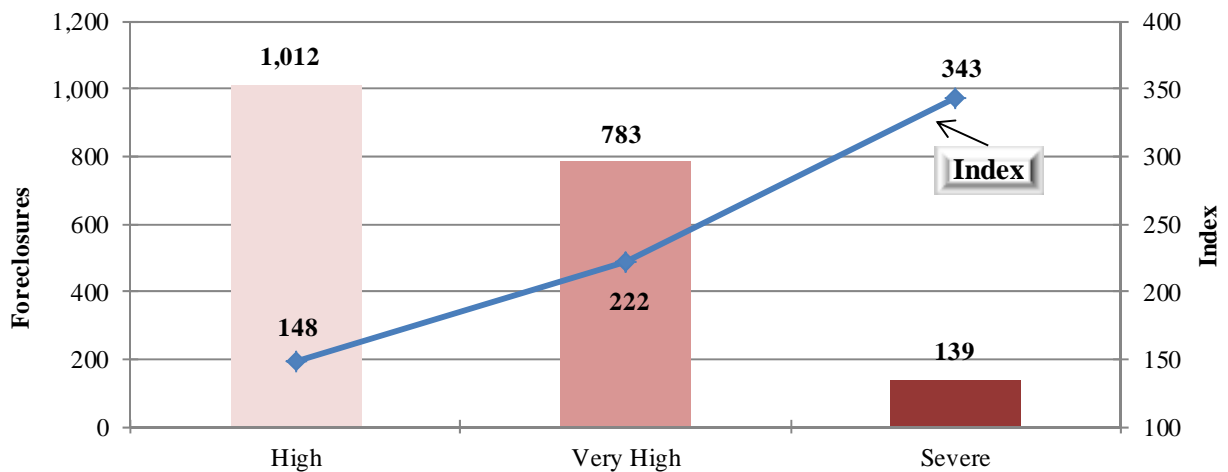
The "severe" group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a "severe" foreclosure problem posted a total of 139 foreclosures in 3 communities, accounting for 7.2 percent of all foreclosures in *Hot Spots* communities, and 4.3 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 134 and an average foreclosure index of 343.

**CHART 10**  
**FORECLOSURE HOT SPOTS IN MARYLAND, THIRD QUARTER 2011**



*Source: RealtyTrac and DHCD, Office of Research*

**CHART 11**  
**FORECLOSURES AND FORECLOSURE INDEX**  
**IN MARYLAND'S HOT SPOTS COMMUNITIES, THIRD QUARTER 2011**



*Source: RealtyTrac and DHCD, Office of Research*

**TABLE 5**  
**CHARACTERISTICS OF FORECLOSURE HOT SPOTS IN MARYLAND**  
**THIRD QUARTER 2011**

| <b>Category</b>                   | <b>High</b> | <b>Very High</b> | <b>Severe</b> | <b>All<br/>Hot Spots<br/>Communities</b> |
|-----------------------------------|-------------|------------------|---------------|--|
| Number of Communities             | 41          | 24               | 3             | 68                                       |
| % of <i>Hot Spots</i> Communities | 60.3%       | 35.3%            | 4.4%          | 100.0%                                   |
| % of <i>All</i> Communities       | 7.9%        | 4.6%             | 0.6%          | 13.1%                                    |
| Foreclosures                      | 1,012       | 783              | 139           | 1,934                                    |
| % of <i>Hot Spots</i> Communities | 52.3%       | 40.5%            | 7.2%          | 100.0%                                   |
| % of <i>All</i> Communities       | 31.1%       | 24.1%            | 4.3%          | 59.5%                                    |
| Average Foreclosure Rate          | 311         | 208              | 134           | 256                                      |
| Average Foreclosure Index         | 148         | 222              | 343           | 179                                      |
| Number of Households              | 314,448     | 162,516          | 18,659        | 495,623                                  |
| % of <i>Hot Spots</i> Communities | 63.4%       | 32.8%            | 3.8%          | 100.0%                                   |
| % of <i>All</i> Communities       | 21.0%       | 10.9%            | 1.2%          | 33.1%                                    |

*Source: RealtyTrac and DHCD, Office of Research*

**TABLE 6**  
**FORECLOSURE *HOT SPOTS* IN MARYLAND**  
**THIRD QUARTER 2011**

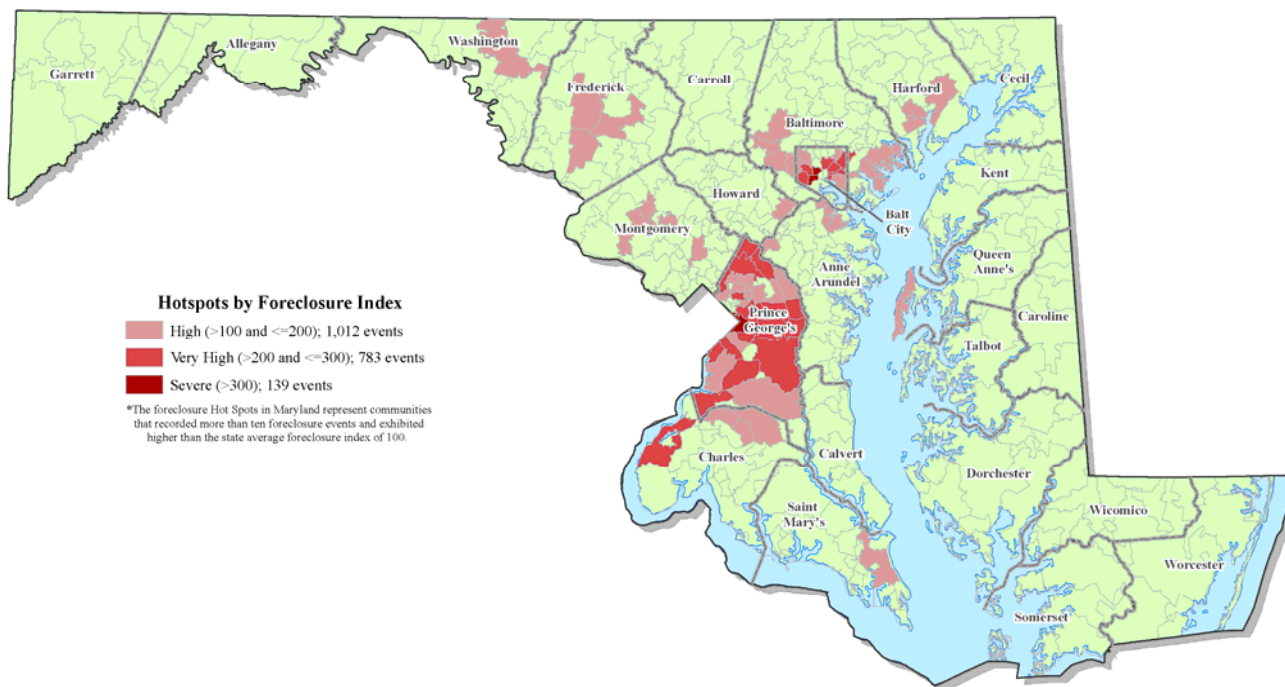
| Jurisdiction           | Number of Zip Codes | Foreclosures |         | Rate | Index | Number of Households |
|------------------------|---------------------|--------------|---------|------|-------|----------------------|
|                        |                     | Events       | Percent |      |       |                      |
| Severe Foreclosures    |                     |              |         |      |       |                      |
| Baltimore City         | 2                   | 72           | 51.8%   | 127  | 361   | 9,178                |
| Prince George's        | 1                   | 67           | 48.2%   | 142  | 325   | 9,481                |
| Maryland               | 3                   | 139          | 100.0%  | 134  | 343   | 18,659               |
| Very High Foreclosures |                     |              |         |      |       |                      |
| Baltimore              | 1                   | 17           | 2.2%    | 229  | 201   | 3,956                |
| Baltimore City         | 7                   | 229          | 29.3%   | 208  | 221   | 47,737               |
| Charles                | 1                   | 15           | 1.9%    | 183  | 251   | 2,744                |
| Prince George's        | 15                  | 522          | 66.6%   | 207  | 222   | 108,079              |
| Maryland               | 24                  | 783          | 100.0%  | 208  | 222   | 162,516              |
| High Foreclosures      |                     |              |         |      |       |                      |
| Anne Arundel           | 3                   | 45           | 4.4%    | 364  | 126   | 16,370               |
| Baltimore              | 7                   | 186          | 18.3%   | 317  | 145   | 58,918               |
| Baltimore City         | 4                   | 107          | 10.6%   | 286  | 161   | 30,594               |
| Charles                | 3                   | 62           | 6.2%    | 293  | 157   | 18,304               |
| Frederick              | 3                   | 74           | 7.3%    | 372  | 124   | 27,541               |
| Harford                | 3                   | 51           | 5.0%    | 409  | 112   | 20,865               |
| Howard                 | 1                   | 20           | 2.0%    | 361  | 128   | 7,183                |
| Montgomery             | 4                   | 141          | 13.9%   | 321  | 143   | 45,268               |
| Prince George's        | 10                  | 263          | 26.0%   | 254  | 181   | 66,746               |
| Queen Anne's           | 1                   | 13           | 1.3%    | 328  | 140   | 4,268                |
| St. Mary's             | 1                   | 14           | 1.4%    | 336  | 137   | 4,705                |
| Washington             | 1                   | 36           | 3.6%    | 380  | 121   | 13,686               |
| Maryland               | 41                  | 1,012        | 100.0%  | 311  | 148   | 314,448              |

Source: RealtyTrac and DHCD, Office of Research



## MAP 2

### DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND THIRD QUARTER 2011



Source: RealtyTrac and DHCD Office of Research

pub. date: 10/12/2011

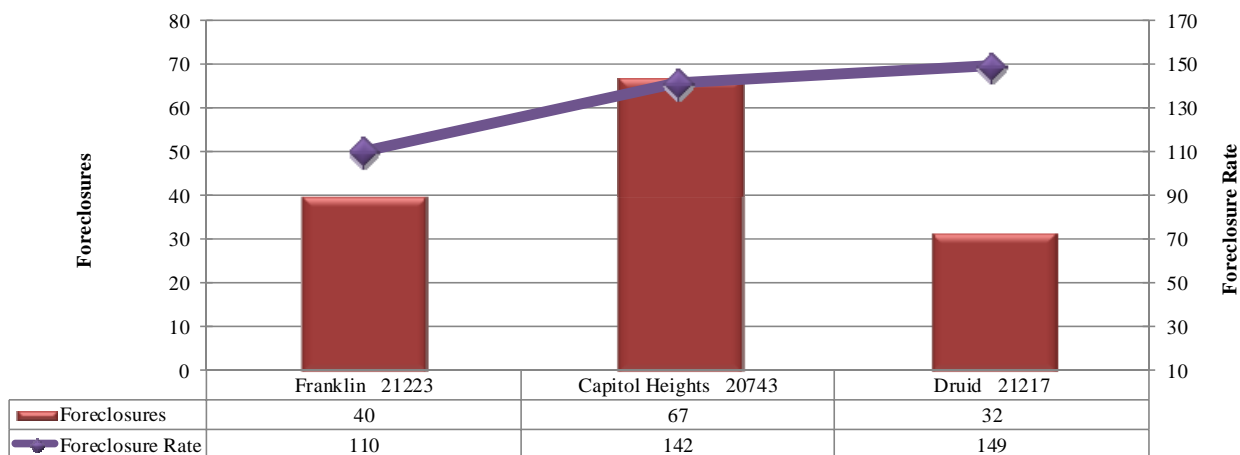
## SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities (zip codes) in which the foreclosure indices exceed 300. Maryland jurisdictions with a “severe” foreclosure problem posted a total of 139 foreclosures in three communities, accounting for 7.2 percent of all foreclosures in *Hot Spots* communities, and 4.3 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 134 and an average foreclosure index of 343. As a result, the intensity of foreclosures in these communities was 243 percent higher than the statewide average.

Property foreclosures in “severe” foreclosure *Hot Spots* were concentrated in Baltimore City and Prince George’s County (Table 7). Baltimore City with 72 foreclosures accounting for 51.8 percent of all foreclosures in this group recorded the highest number of properties in the “severe” foreclosure category. The impacted communities in the City posted a weighted average foreclosure rate of one foreclosure per 127 homeowner households and an average foreclosure index of 361. Prince George’s County with 67 foreclosures represented 48.2 percent of foreclosures in this group. The severe hot spots in that county had an average foreclosure rate of 142 homeowner households per foreclosure and an average foreclosure index of 325.

Communities with the highest foreclosure incidence include Franklin and Druid in Baltimore City and Capitol Heights in Prince George’s County (Chart 12 and Table 8). The intensity of foreclosures in these communities was 2.4 times higher than the statewide average. The hardest hit community in Maryland during the third quarter of 2011 was Franklin in Baltimore City (zip code 21223). This community recorded a total of 40 foreclosure events, resulting in a foreclosure rate of 110 homeowner households per foreclosure and a corresponding foreclosure index of 417. As a result, the foreclosure concentration in this Baltimore zip code was 317 percent above the state average.

**CHART 12**  
**PROPERTY FORECLOSURES IN TOP 10**  
**“SEVERE” *HOT SPOTS* JURISDICTIONS**  
**THIRD QUARTER 2011**



Source: RealtyTrac and DHCD, Office of Research

**TABLE 7**  
**SEVERE FORECLOSURE *HOT SPOTS***  
**THIRD QUARTER 2011**

| <b>Jurisdiction</b>    | <b>Foreclosure Events</b> |                       | <b>Average<br/>Foreclosure<br/>Rate</b> | <b>Average<br/>Foreclosure<br/>Index</b> | <b>Homeowner<br/>Households</b> |
|------------------------|---------------------------|-----------------------|---|--|---------------------------------|
|                        | <b>Number</b>             | <b>% of<br/>Total</b> |   |  |                                 |
| Baltimore City         | 72                        | 51.8%                 | 127                                     | 361                                      | 9,178                           |
| Prince George's        | 67                        | 48.2%                 | 142                                     | 325                                      | 9,481                           |
| <b><i>Maryland</i></b> | <b><i>139</i></b>         | <b><i>100.0%</i></b>  | <b><i>134</i></b>                       | <b><i>343</i></b>                        | <b><i>18,659</i></b>            |

*Source: RealtyTrac and DHCD, Office of Research*

**TABLE 8**  
**SEVERE FORECLOSURE HOT SPOTS IN MARYLAND**  
**THIRD QUARTER 2011**

| <b>Jurisdiction</b>           | <b>Zip Code</b> | <b>P.O. Name</b> | <b>Foreclosures</b> | <b>Rate</b>       | <b>Index</b>      |
|-------------------------------|-----------------|------------------|---------------------|-------------------|-------------------|
| Baltimore City                | 21223           | Franklin         | 40                  | 110               | 417               |
| Baltimore City                | 21217           | Druid            | 32                  | 149               | 309               |
| Prince George's               | 20743           | Capitol Heights  | 67                  | 142               | 325               |
| <b><i>All Communities</i></b> |                 |                  | <b><i>139</i></b>   | <b><i>134</i></b> | <b><i>343</i></b> |

*Source: RealtyTrac and DHCD, Office of Research*

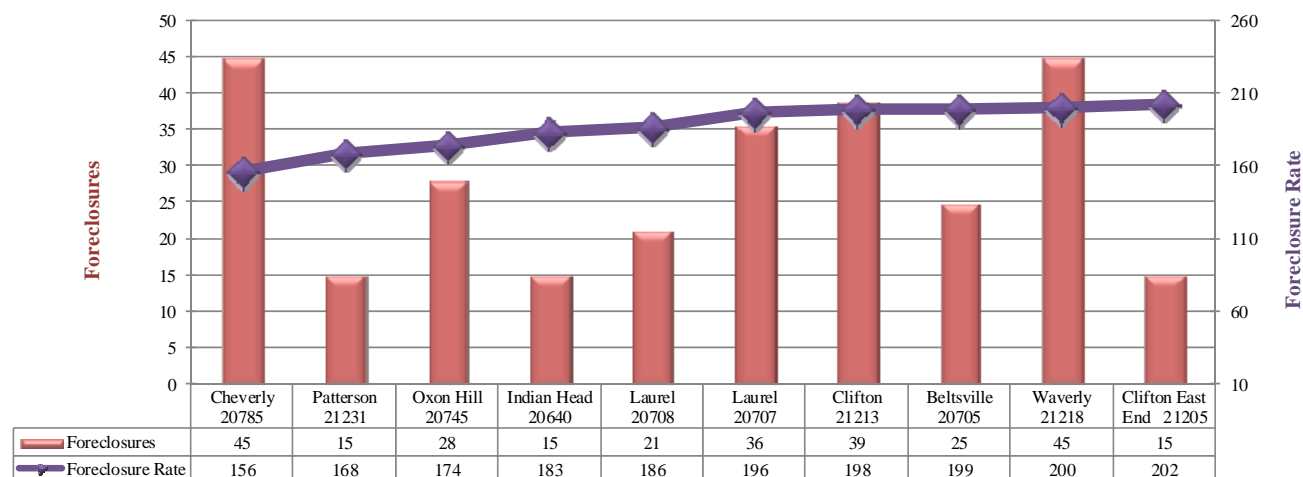
## VERY HIGH FORECLOSURE HOT SPOTS

The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure problem recorded 783 events in 24 communities, representing 40.5 percent of foreclosures across all *Hot Spots* and 24.1 percent of foreclosures statewide. These communities had an average foreclosure rate of 208 and an average foreclosure index of 222. As a result, the intensity of foreclosures in these communities was 122 percent higher than the statewide average.

Property foreclosures in “very high” foreclosure *Hot Spots* were highly concentrated in Prince George’s County and Baltimore City (Table 9). Prince George’s County with 522 foreclosures represented 66.6 percent of all foreclosures in the “very high” foreclosure category. The impacted communities in Prince George’s County posted a weighted average foreclosure rate of one foreclosure per 207 homeowner households and an average foreclosure index of 222.

Top ten communities with the highest foreclosure incidence include Clifton East End, Waverly, Clifton and Patterson in Baltimore City; and Beltsville, Laurel, Indian Head, Oxon Hill and Cheverly in Prince George’s County (Chart 13 and Table 10).

**CHART 13**  
**PROPERTY FORECLOSURES IN TOP 10**  
**“VERY HIGH” *Hot Spots* JURISDICTIONS**  
**THIRD QUARTER 2011**



Source: RealtyTrac and DHCD, Office of Research

**TABLE 9**  
**VERY HIGH FORECLOSURE *HOT SPOTS***  
**THIRD QUARTER 2011**

| Jurisdiction    | Foreclosure Events |               | Average<br>Foreclosure<br>Rate | Average<br>Foreclosure<br>Index | Homeowner<br>Households |
|-----------------|--------------------|---------------|--------------------------------|---------------------------------|-------------------------|
|                 | Number             | % of<br>Total |                                |                                 |                         |
| Baltimore       | 17                 | 2.2%          | 229                            | 201                             | 3,956                   |
| Baltimore City  | 229                | 29.3%         | 208                            | 221                             | 47,737                  |
| Charles         | 15                 | 1.9%          | 183                            | 251                             | 2,744                   |
| Prince George's | 522                | 66.6%         | 207                            | 222                             | 108,079                 |
| <b>Maryland</b> | <b>783</b>         | <b>100.0%</b> | <b>208</b>                     | <b>222</b>                      | <b>162,516</b>          |

Source: RealtyTrac and DHCD, Office of Research

**TABLE 10**  
**VERY HIGH FORECLOSURE *HOT SPOTS* IN MARYLAND**  
**THIRD QUARTER 2011**

| Jurisdiction           | Zip Code | P.O. Name        | Foreclosures | Rate       | Index      |
|------------------------|----------|------------------|--------------|------------|------------|
| Baltimore              | 21206    | Raspeburg        | 17           | 229        | 201        |
| Baltimore City         | 21231    | Patterson        | 15           | 168        | 274        |
| Baltimore City         | 21213    | Clifton          | 39           | 198        | 232        |
| Baltimore City         | 21218    | Waverly          | 45           | 200        | 230        |
| Baltimore City         | 21205    | Clifton East End | 15           | 202        | 228        |
| Baltimore City         | 21216    | Walbrook         | 34           | 216        | 213        |
| Baltimore City         | 21229    | Carroll          | 44           | 218        | 211        |
| Baltimore City         | 21206    | Raspeburg        | 37           | 229        | 201        |
| Charles                | 20640    | Indian Head      | 15           | 183        | 251        |
| Prince George's        | 20785    | Cheverly         | 45           | 156        | 295        |
| Prince George's        | 20745    | Oxon Hill        | 28           | 174        | 264        |
| Prince George's        | 20708    | Laurel           | 21           | 186        | 247        |
| Prince George's        | 20707    | Laurel           | 36           | 196        | 235        |
| Prince George's        | 20705    | Beltsville       | 25           | 199        | 232        |
| Prince George's        | 20774    | Upper Marlboro   | 59           | 207        | 222        |
| Prince George's        | 20721    | Mitchellville    | 39           | 211        | 218        |
| Prince George's        | 20716    | Mitchellville    | 28           | 216        | 213        |
| Prince George's        | 20607    | Accokeek         | 13           | 217        | 212        |
| Prince George's        | 20747    | District Heights | 36           | 220        | 209        |
| Prince George's        | 20735    | Clinton          | 49           | 223        | 206        |
| Prince George's        | 20748    | Temple Hills     | 40           | 223        | 206        |
| Prince George's        | 20737    | Riverdale        | 14           | 225        | 205        |
| Prince George's        | 20783    | Adelphi          | 31           | 225        | 204        |
| Prince George's        | 20772    | Upper Marlboro   | 58           | 227        | 203        |
| <b>All Communities</b> |          |                  | <b>783</b>   | <b>208</b> | <b>222</b> |

Source: RealtyTrac and DHCD, Office of Research

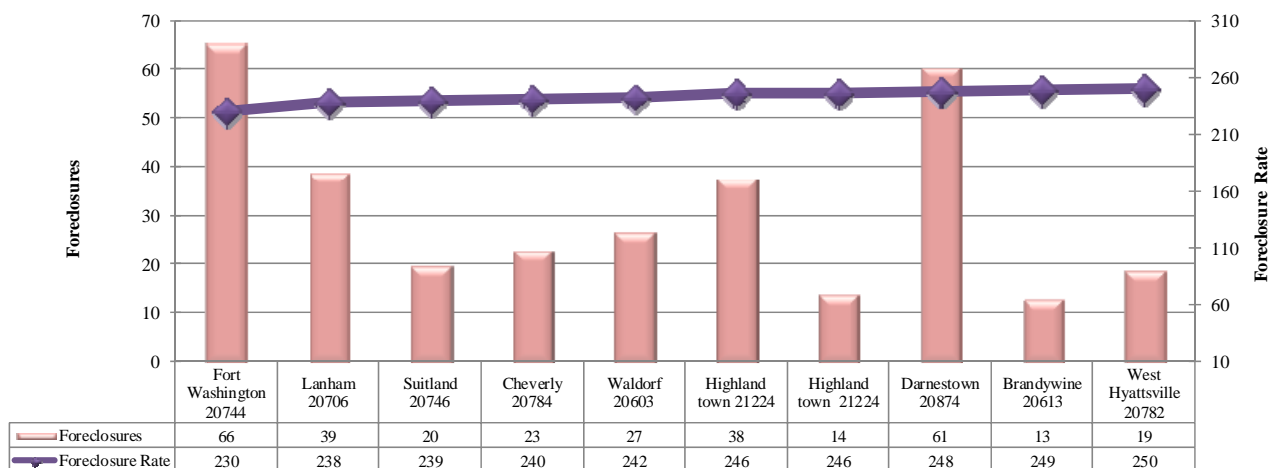
## HIGH FORECLOSURE HOT SPOTS

The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 1,012 foreclosures in 41 communities, accounting for 52.3 percent of foreclosures in all *Hot Spots* and 31.1 percent of all foreclosures statewide (Table 11). These jurisdictions recorded an average foreclosure rate of 311 and an average foreclosure index of 148. Therefore, the intensity of foreclosures in these communities was 48 percent higher than the statewide average.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 12 jurisdictions including Anne Arundel, Baltimore, Charles, Frederick, Harford, Howard, Montgomery, Prince George’s, Queen Anne’s, St. Mary’s and Washington counties as well as Baltimore City. Prince George’s County communities with 263 foreclosures, or 26.0 percent of all foreclosure events, represented the largest concentration of properties in this category. The county’s communities recorded an average foreclosure rate of 254 homeowner households per foreclosure and an average foreclosure index of 181. Baltimore County communities with 186 foreclosures (18.3 percent of the group) had the second largest number of foreclosures in this group. These communities had an average foreclosure rate of 317 and an average foreclosure index of 145. Montgomery County with a reported 141 foreclosures (13.9 percent of the total) and Frederick County communities with a total of 74 foreclosures (or 7.3 percent of the total) represented the third and the fourth largest concentration of “high” foreclosures *Hot Spots*.

Communities with the highest foreclosure incidence in this group include Ford Washington, Lanham, Suitland, Cheverly, Brandywine and West Hyattsville in Prince George’s County; Waldorf in Charles County; Darnestown in Montgomery County; and Highlandtown in Baltimore City (Chart 14 and Table 12).

**CHART 14**  
**PROPERTY FORECLOSURES IN TOP 10**  
**“HIGH” *HOT SPOTS* JURISDICTIONS**  
**THIRD QUARTER 2011**



Source: RealtyTrac and DHCD, Office of Research

**TABLE 11**  
**HIGH FORECLOSURE *Hot Spots***  
**THIRD QUARTER 2011**

| Jurisdiction    | Foreclosure Events |               | Average<br>Foreclosure<br>Rate | Average<br>Foreclosure<br>Index | Homeowner<br>Households |
|-----------------|--------------------|---------------|--------------------------------|---------------------------------|-------------------------|
|                 | Number             | % of<br>Total |                                |                                 |                         |
| Anne Arundel    | 45                 | 4.4%          | 364                            | 126                             | 16,370                  |
| Baltimore       | 186                | 18.3%         | 317                            | 145                             | 58,918                  |
| Baltimore City  | 107                | 10.6%         | 286                            | 161                             | 30,594                  |
| Charles         | 62                 | 6.2%          | 293                            | 157                             | 18,304                  |
| Frederick       | 74                 | 7.3%          | 372                            | 124                             | 27,541                  |
| Harford         | 51                 | 5.0%          | 409                            | 112                             | 20,865                  |
| Howard          | 20                 | 2.0%          | 361                            | 128                             | 7,183                   |
| Montgomery      | 141                | 13.9%         | 321                            | 143                             | 45,268                  |
| Prince George's | 263                | 26.0%         | 254                            | 181                             | 66,746                  |
| Queen Anne's    | 13                 | 1.3%          | 328                            | 140                             | 4,268                   |
| St. Mary's      | 14                 | 1.4%          | 336                            | 137                             | 4,705                   |
| Washington      | 36                 | 3.6%          | 380                            | 121                             | 13,686                  |
| <b>Maryland</b> | <b>1,012</b>       | <b>100.0%</b> | <b>311</b>                     | <b>148</b>                      | <b>314,448</b>          |

*Source: RealtyTrac and DHCD, Office of Research*

**TABLE 12**  
**HIGH FORECLOSURE HOT SPOTS IN MARYLAND**  
**THIRD QUARTER 2011**

| <b>Jurisdiction</b>    | <b>Zip Code</b> | <b>P.O. Name</b> | <b>Foreclosures</b> | <b>Rate</b> | <b>Index</b> |
|------------------------|-----------------|------------------|---------------------|-------------|--------------|
| Anne Arundel           | 21225           | Brooklyn         | 15                  | 277         | 166          |
| Anne Arundel           | 20724           | Laurel           | 12                  | 359         | 128          |
| Anne Arundel           | 21060           | Glen Burnie      | 18                  | 439         | 105          |
| Baltimore              | 21224           | Highlandtown     | 14                  | 246         | 187          |
| Baltimore              | 21207           | Gwynn Oak        | 32                  | 266         | 173          |
| Baltimore              | 21244           | Windsor Mill     | 24                  | 287         | 160          |
| Baltimore              | 21117           | Owings Mills     | 40                  | 318         | 145          |
| Baltimore              | 21133           | Randallstown     | 22                  | 343         | 134          |
| Baltimore              | 21221           | Essex            | 29                  | 345         | 133          |
| Baltimore              | 21220           | Middle River     | 25                  | 395         | 116          |
| Baltimore City         | 21224           | Highlandtown     | 38                  | 246         | 187          |
| Baltimore City         | 21207           | Gwynn Oak        | 12                  | 266         | 173          |
| Baltimore City         | 21215           | Arlington        | 39                  | 311         | 148          |
| Baltimore City         | 21214           | Hamilton         | 18                  | 328         | 140          |
| Charles                | 20603           | Waldorf          | 27                  | 242         | 190          |
| Charles                | 20602           | Waldorf          | 22                  | 263         | 175          |
| Charles                | 20601           | Waldorf          | 13                  | 448         | 103          |
| Frederick              | 21703           | Frederick        | 24                  | 343         | 134          |
| Frederick              | 21701           | Frederick        | 27                  | 368         | 125          |
| Frederick              | 21702           | Frederick        | 23                  | 407         | 113          |
| Harford                | 21040           | Edgewood         | 16                  | 393         | 117          |
| Harford                | 21001           | Aberdeen         | 15                  | 398         | 116          |
| Harford                | 21009           | Abingdon         | 20                  | 431         | 107          |
| Howard                 | 21075           | Elkridge         | 20                  | 361         | 128          |
| Montgomery             | 20874           | Darnestown       | 61                  | 248         | 185          |
| Montgomery             | 20876           | Germantown       | 19                  | 312         | 147          |
| Montgomery             | 20906           | Aspen Hill       | 45                  | 379         | 121          |
| Montgomery             | 20879           | Laytonsville     | 16                  | 448         | 103          |
| Prince George's        | 20744           | Fort Washington  | 66                  | 230         | 200          |
| Prince George's        | 20706           | Lanham           | 39                  | 238         | 193          |
| Prince George's        | 20746           | Suitland         | 20                  | 239         | 192          |
| Prince George's        | 20784           | Cheverly         | 23                  | 240         | 192          |
| Prince George's        | 20613           | Brandywine       | 13                  | 249         | 185          |
| Prince George's        | 20782           | West Hyattsville | 19                  | 250         | 184          |
| Prince George's        | 20720           | Bowie            | 24                  | 258         | 178          |
| Prince George's        | 20715           | Bowie            | 32                  | 259         | 177          |
| Prince George's        | 20740           | College Park     | 16                  | 317         | 145          |
| Prince George's        | 20770           | Greenbelt        | 11                  | 401         | 115          |
| Queen Anne's           | 21666           | Stevensville     | 13                  | 328         | 140          |
| St. Mary's             | 20653           | Lexington Park   | 14                  | 336         | 137          |
| Washington             | 21740           | Hagerstown       | 36                  | 380         | 121          |
| <b>All Communities</b> |                 |                  | <b>1,012</b>        | <b>311</b>  | <b>148</b>   |

*Source: RealtyTrac and DHCD, Office of Research*